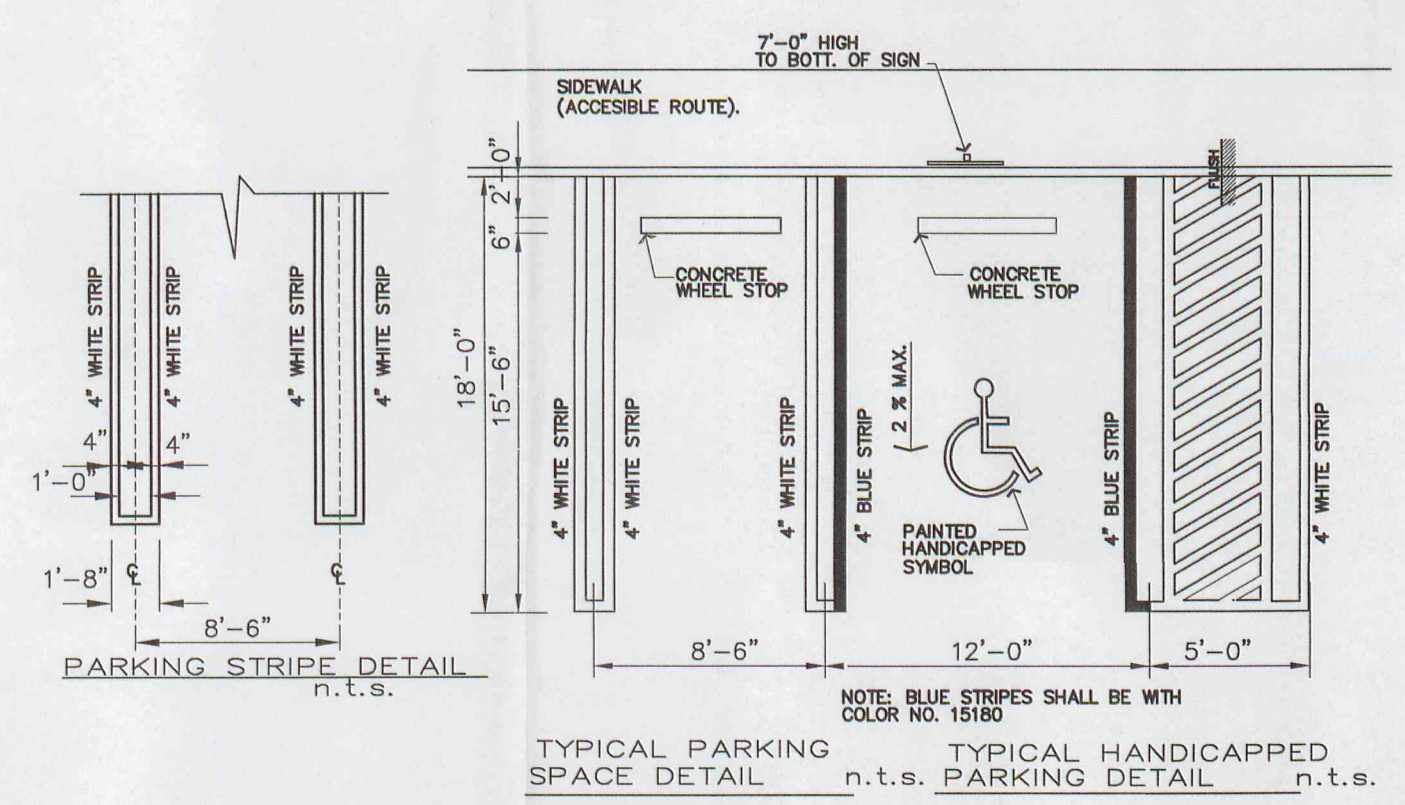
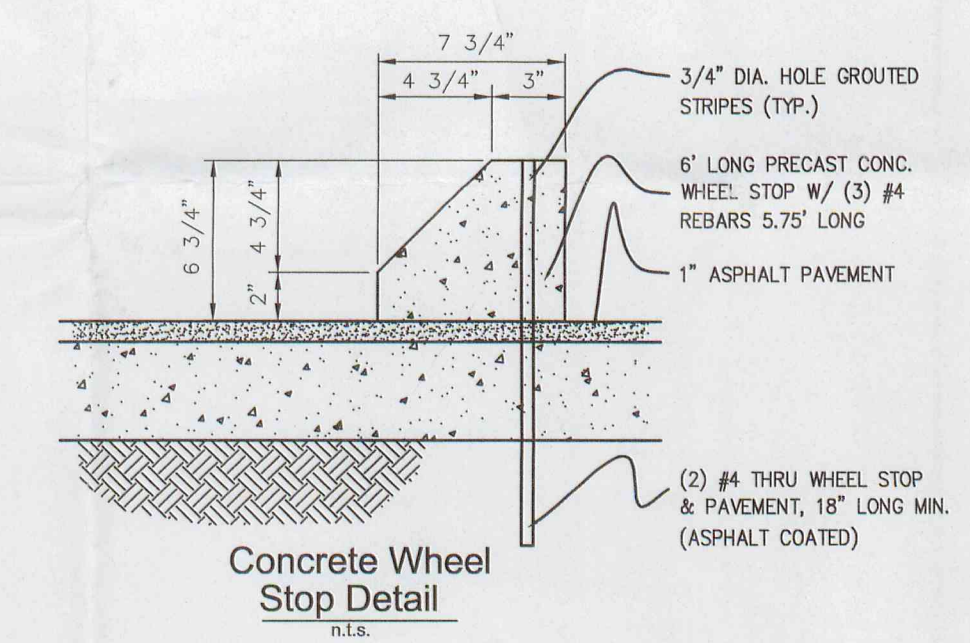


LOCATION SKETCH  
N.T.S.

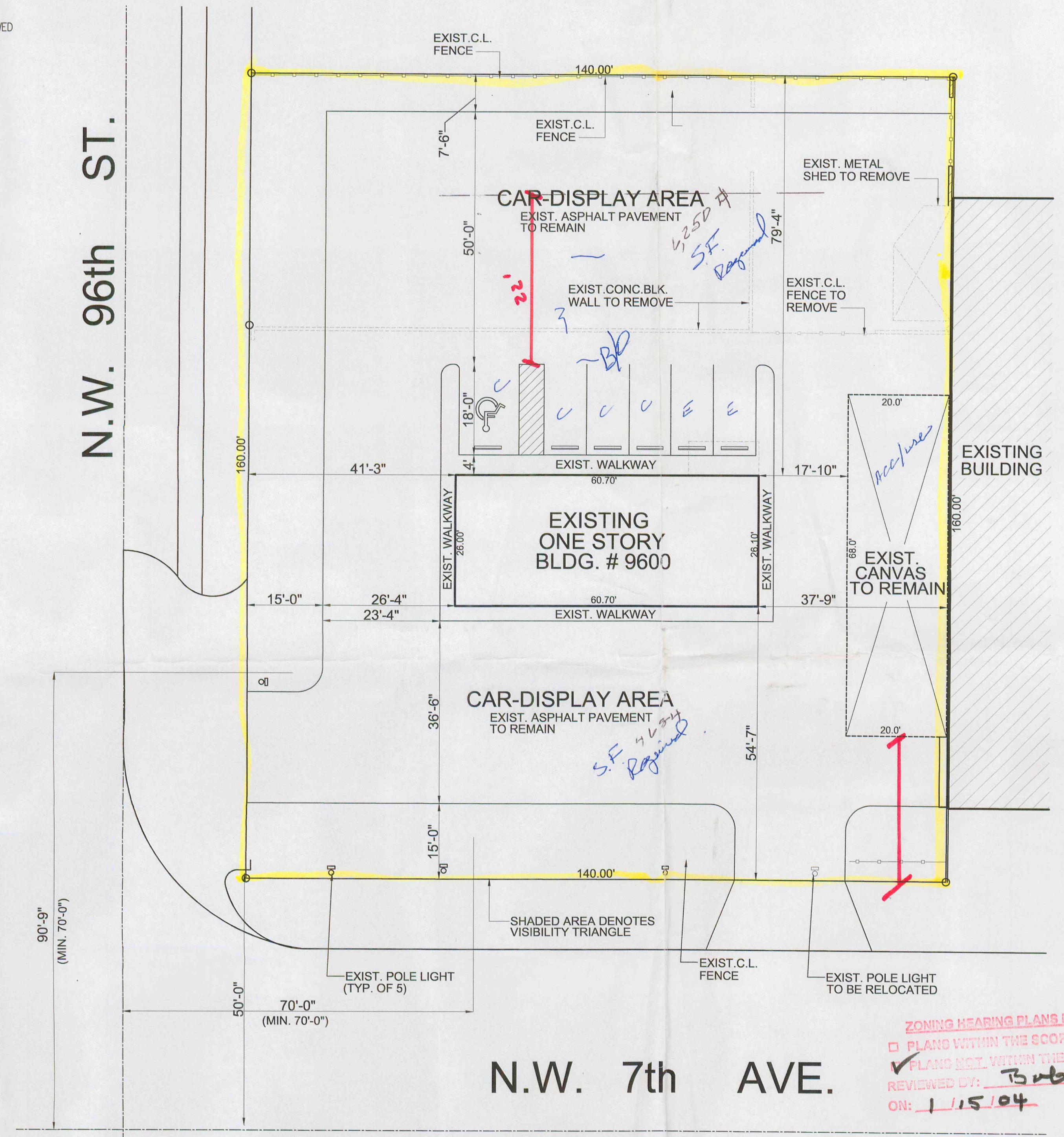
# ZONING LEGEND:

- PROPOSED ZONING DISTRICT: BU-3 (REQUESTED)
- PROPOSED USE: CAR & TRUCK SALES
- GROSS AREA: 34,559 SQ.FT. OR 0.79 ACRES
- NET AREA: 22,400 SQ.FT. OR 0.51 ACRES (1 ACRE MINIMUM REQUESTED)
- GREEN BELT: 15'-0"
- NET LOT COVERAGE: 1,578.20 S.F. OR 0.03 ACRES (7.0%) WHERE 40% MAX. IS ALLOWED
- GROUND COVERED BY IMPERVIOUS MATERIAL: 16,299.30 S.F. OR 0.38 ACRES (72.82%)
- LANDSCAPED OPEN SPACE COVERAGE: 4,522.50 S.F. OR 0.10 ACRES (20.18%) WHERE 20% IS MIN.
- TOTAL GROUND COVERED AREA: 22,400.00 S.F. OR 0.51 ACRES (100%)
- MAXIMUM NUMBER OF STORIES PROVIDED: 1
- MAXIMUM HEIGHT ALLOWED: NO LIMITED
- SETBACKS REQUIRED: FRONT: 20' FEET REAR: 20' FEET INTERIOR SIDE: 5 FEET STREET SIDE: 25 FEET
- SETBACKS PROVIDED: FRONT: 54'-7" REAR: 79'-4" INTERIOR SIDE: 37'-9" STREET SIDE: 41'-3"
- PARKING SPACES REQUIRED: 1 PKNG. SPACE/300 SQ. FT. OR FLR. AREA RETAIL SPACE = 6 PKG. SPACES (I.H.C.)
- PARKING SPACES PROVIDED: STANDARD PARKING SPACES PROVIDED: 5 HANDICAPPED PARKING SPACES PROVIDED: 1
- TOTAL PARKING SPACES PROVIDED: 6

NOTE 1:  
ALL LAWN & GREEN AREAS WILL BE IRRIGATED BY SPRINKLER SYSTEMS TO COMPLY W/ 95-222 & WILL BE UNDER A SEPARATE PERMIT W/ MANUF. SHOP DRAWINGS & APPROVED BY DADE COUNTY BUILDING DEPT.



LEGAL DESCRIPTION:  
LOT 9, AND THAT PORTION OF ALLEY LYING EAST AND ADJACENT TO LOT 9 BOUNDED BY THE NORTH OF THE NORTH LINE OF LOT 9, EXTENDED EAST, BOUNDED BY THE SOUTH ON THE SOUTH LINE OF LOT 9 EXTENDED EAST, BOUNDED ON THE EAST BY THE WEST LINE OF LOT 10, 11, AND 12, IN BLOCK 10 OF PINWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF LOTS 10, 11, AND 12, BLOCK 10, OF PINWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LESS THE EAST 40 FEET THEREOF FOR ROAD RIGHT OF WAY.



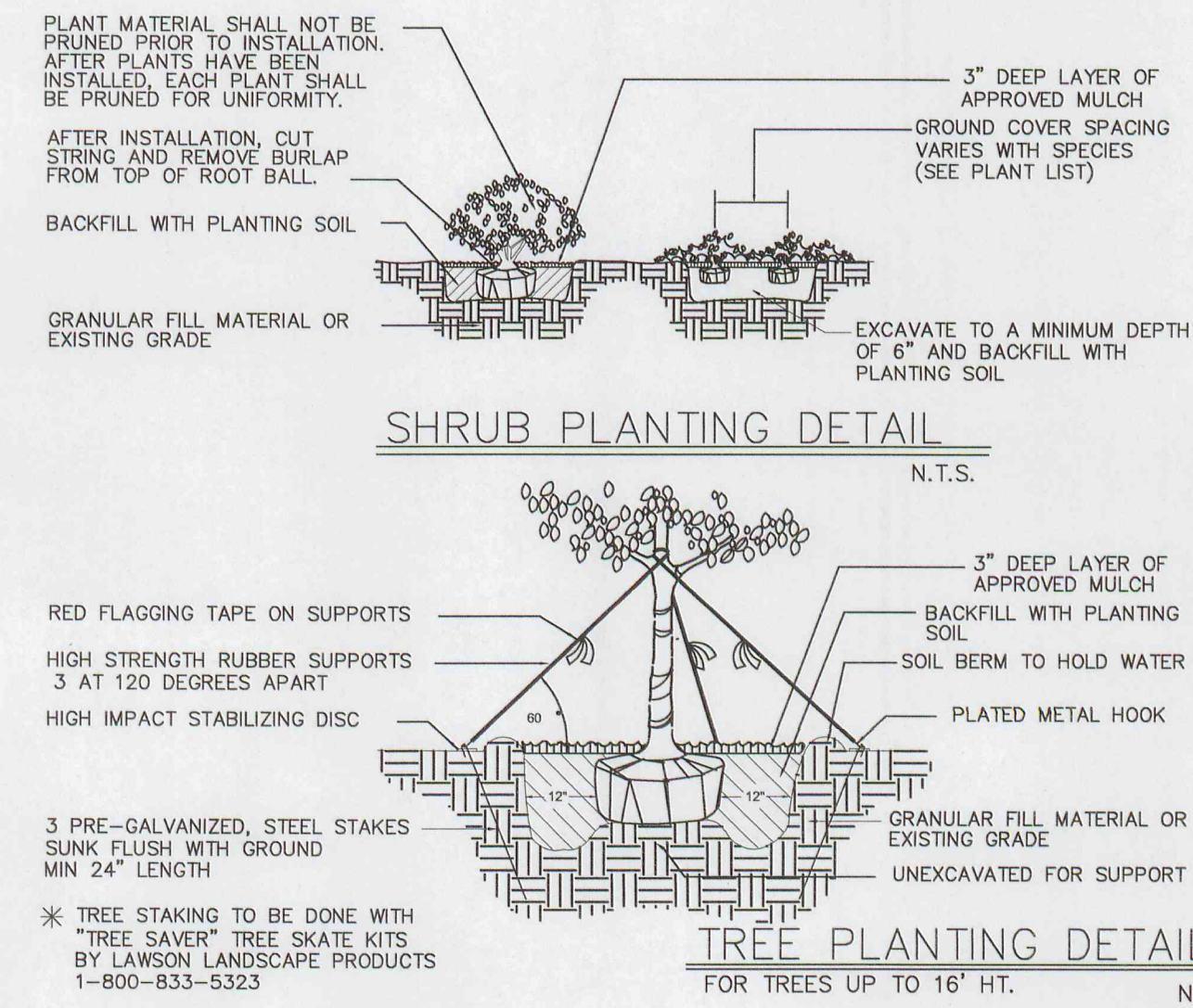
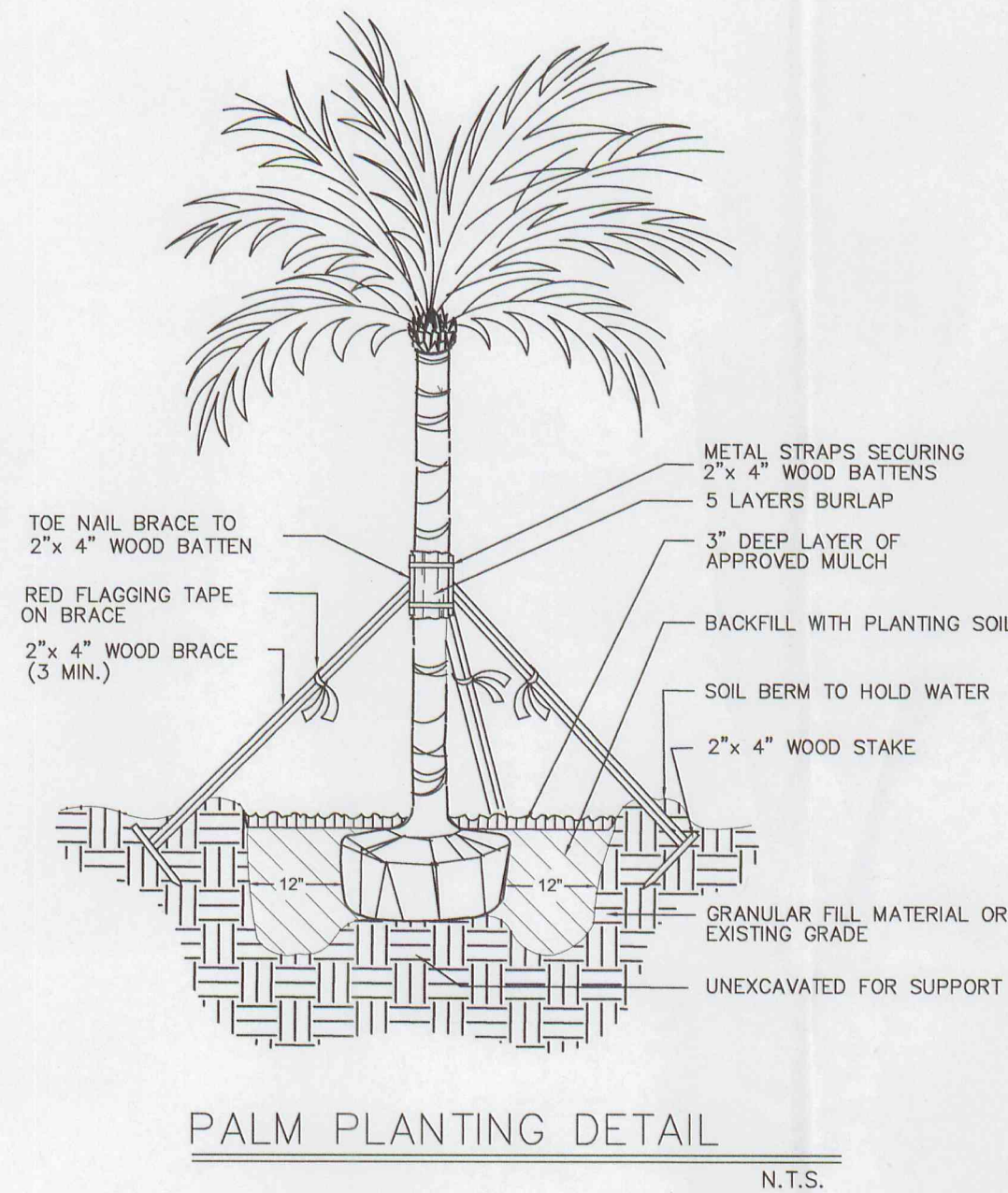
SITE PLAN  
SCALE: 1"=15'-0"

RECEIVED  
203-190  
JAN 15 2004  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

Roberto R. Garcia, P.E.  
Civil Engineer No. 34239  
State of Florida  
For The Firm

RE-ZONING SITE PLAN		PROJECT NAME:		OWNER / PH:		PROJECT ADDRESS:		PROJECT ADD:	
Desig	Drwn	Chkd	Aprv	Date	No.	DATE	BY	APRV	REVISION DESCRIPTION
DEVON RANCHAPAN				PHONE (305) 825-6200		9600 N.W. 7th AVE.-719 NW 96 ST. MIAMI-FL. 33150			
TRI-COUNTY ENGINEERING, INC.				ENGINEERS ARCHITECTS SURVEYORS & MAPPERS		Certificates: EB-6706, AA-2777, LB-6507 State of Florida		7729 N.W. 146th St. Miami Lakes, Florida 33016	
JobNo. 040141				Sheet: SP-1		of			





# GENERAL NOTES AND SPECIFICATIONS:

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA No.1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PART 1, 1963, AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR SUBSEQUENT AMENDMENTS THERETO. ALL XERISCAPE CLASSIFICATIONS, IF APPLICABLE, ARE LISTED AND CATEGORIZED AS PER THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S XERISCAPE PLANT GUIDE II". ALL LANDSCAPING AREAS TO BE PROVIDED WITH AN 100% AUTOMATIC IRRIGATION SYSTEM WITH AN AUTOMATIC RAIN SHUT-OFF SENSOR SWITCH.

ALL LANDSCAPING AND IRRIGATION SHALL BE IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED AND PROPER PLANTING PROCEDURES WITH THE QUALITY OF MATERIALS. SPECIFICATIONS OF PLANT MATERIALS ARE AS FOLLOWS: SPREAD - INDICATES AVERAGE SPREAD TO MIDPOINT. HEIGHT - INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MIDPOINT OF CURRENT SEASON'S GROWTH. CLEAR TRUNK - INDICATES MEASUREMENT FROM TOP OF BALL TO FIRST BRANCHING. FT. OF WOOD - INDICATES MEASUREMENTS ON PALMS FROM TOP OF BALL TO TOP OF OF SOLID TRUNK BEFORE START OF FRONDS.

ALL TREES 1 - 1/2 INCHES IN CALIPER AND GREATER SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING TO ENSURE PROPER ESTABLISHMENT. THE TOP SOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF MINIMUM OF 30% MUCK OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. THE MINIMUM TOP SOIL DEPTH SHALL BE FOUR INCHES FOR GROUNDCOVER AREAS, FOUR INCHES FOR SEEDED GRASS AREAS AND TWO INCHES FOR SOLID SODDED AREAS. EXCLUDING PALMS, ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF TOP SOIL AROUND AND BENEATH THE FOOTBALL. A MINIMUM OF TWO INCHES OF SHREDDED CYPRESS MULCH (OR EQUAL MATERIAL) SHALL BE INSTALLED AROUND EACH TREE PLANTING, INCLUDING PALM TREES, AND THROUGHOUT ALL HEDGE, SHRUB, AND GROUNDCOVER AREAS IMMEDIATELY AFTER PLANTING. PREVENT WIND DISPLACEMENT BY THOROUGHLY WETTING DOWN.

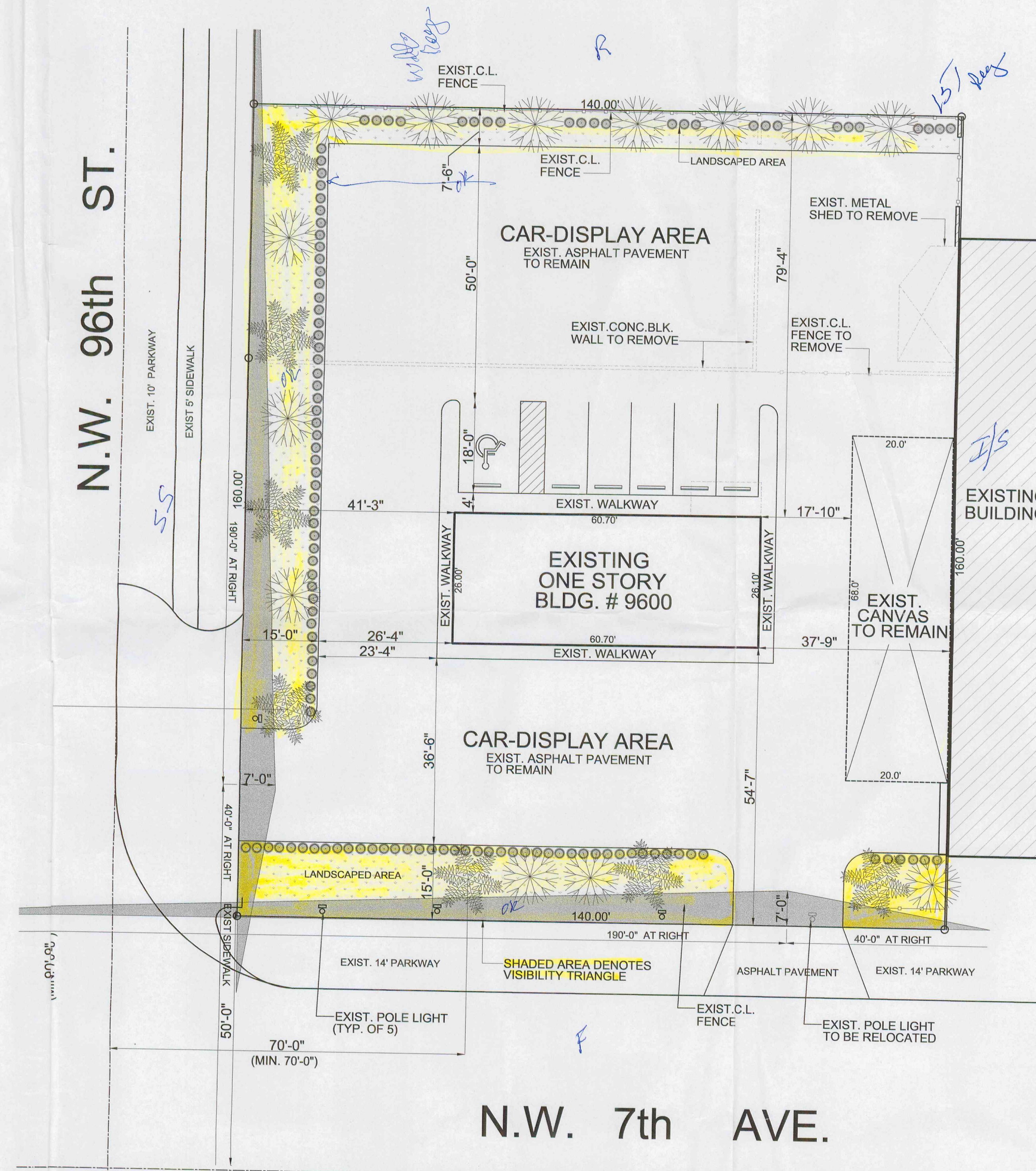
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY COUNT INCLUDING SOD, PLANTING SOIL AND MULCH QUANTITIES. ANY DISCREPANCIES BETWEEN DRAWINGS AND THE PLANT LIST SHALL BE CONSIDERED CORRECT ON PLANS.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VARY ALL EXISTING AND PROPOSED UTILITIES (THROUGH U.N.C.L.E.) PRIOR TO ANY PLANT MATERIAL OR IRRIGATION INSTALLATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE IS A FIELD CONFLICT NOT SHOWN ON THE PLANS.

PRESERVE ANY EXISTING VEGETATION (IF NOTED ON PLAN TO REMAIN) WHERE POSSIBLE. ACTUAL LANDSCAPE PLANTING MAY BE ADJUSTED FOR ACCOMMODATING EXISTING TREES AND SHRUBS. ANY PLANT MATERIAL SELECTION CHANGE, DUE TO AVAILABILITY, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DURING THE BIDDING PROCESS, WHERE APPLICABLE, THE LANDSCAPE CONTRACTOR SHALL NOT OFFER ANY SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THE PLANS UNLESS ALTERNATES ARE REQUESTED.

LANDSCAPE LEGEND CHAPTER 18A-ORDINANCE 95-222					
ZONE DISTRICT: BU-3					
GROSS LAND: 0.79 (acre)	NET LAND: 0.51 (acre)	WATER BODIES: NONE (acre)			
34,559.75 S.F.	22,400 S.F.				
LANDSCAPED OPEN SPACE: 4,522.50 sq.ft.	REQ. 20 %	PROV. 22.16 %			
GREENBELT WIDTH:	REQ. 15 FT.	PROV. 15 FT.			
MAX. LAWN AREA ALLOWED: (40% OF REQUIRED OPEN SPACE)	MAX. 1,809.00 S.F.	PROV. 1,950.00 S.F.			
LANDSCAPED AREAS IN PARKING LOT: (10 S.F. PER PARKING SPACE)	REQ. 60 S.F.	PROV. 60 S.F.			
TREES PER NET ACRE: 28	REQ. 14	PROV. 14			
NOTE: 30% OF REQUIRED TREES, SHRUBS OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIREMENT SHALL BE SABAL PALMETTO (CABBAGE PALM).					
STREET TREES: 1 @ EVERY 35 FT. (15 MAHOGANY)	REQ. 7	PROV. 7			
(TREES IN THE RIGHT OF WAY OR ON PRIVATE PROPERTY WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT).					
TOTAL NUMBER OF TREES:	REQ. 21	PROV. 21			
SHRUBS (10 SHRUBS MIN./TREE)	REQ. 210	PROV. 210			

TREES NAME					
MARK	QTY.	SCIENTIFIC	COMMON	NATIVE SPEC. YES/NO	MIN. HEIGHT DBH DIA.
	14	SWietenia MAHOGANI	MAHOGANY	YES	12' 3"-5" A.F.D.
	7	ARECATHUM ROMANZOFFIANUM	QUEEN PALM	YES	12' 3"-5" A.F.D.
SHRUBS NAME					
	210	SIRINIA CHERRY	EUGENIA UNIFLORA	YES	-
GROUND COVER					



**LANDSCAPE PLAN**  
SCALE: 1"=15'-0"

*[Signature]*  
Pablo R. Garcia, P.E.  
Civil Engineer No. 34239  
State of Florida  
For The Firm

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